103.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,536,800 / 1,536,800
					USE VALUE:	1,536,800 / 1,536,800
					ASSESSED:	1,536,800 / 1,536,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOLAN MICHAEL
Owner 2:	DOLAN DONNA
Owner 3:	
Street 1:	2 OLD COLONY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .253 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Clapboard Exterior and 4735 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11000.000	1,011,000	800	525,000	1,536,800
Total Card	0.253	1,011,000	800	525,000	1,536,800
Total Parcel	0.253	1,011,000	800	525,000	1,536,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.56 | /Parcel: 324.56

Legal Description

User Acct 66555

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 06/17/21

!8232!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,011,000	800	11,000.	525,000	1,536,800		Year end	12/23/2021
2021	101	FV	523,100	800	11,000.	525,000	1,048,900		Year End Roll	12/10/2020
2020	101	FV	519,900	800	11,000.	525,000	1,045,700	1,045,700	Year End Roll	12/18/2019
2019	101	FV	410,900	900	11,000.	525,000	936,800	936,800	Year End Roll	1/3/2019
2018	101	FV	409,700	900	11,000.	450,000	860,600	860,600	Year End Roll	12/20/2017
2017	101	FV	409,700	900	11,000.	420,000	830,600	830,600	Year End Roll	1/3/2017
2016	101	FV	409,700	900	11,000.	360,000	770,600	770,600	Year End	1/4/2016
2015	101	FV	401,100	900	11,000.	322,500	724,500	724,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:58:04

LAST REV

Date	Time
06/17/21	15:51:34
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8232

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAURICE OCONNEL	32065-205		11/27/2000		539,900	No	No		N

USER DEFINED

Prior Id # 1:	66555
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2020	467	Addition	225,850	C				
3/26/2008	274	Siding	25,250			G9	GR FY09	
7/7/2006	245	Renovate	43,989			G8	GR FY08	new porch,patio re
9/22/2004	903	Redo Kit	18,000	C		G6	GR FY06	
9/30/2003	837	Redo Bat	10,000	C		G6	GR FY06	
2/9/2001	77	New Wind	1,200	C				4 NEW WINDOWS
1/2/2001	1	Redo Bas	7,000	C				REMODEL BASEMENT A
12/13/1999	832	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2021	Permit Visit	DGM	D Mann
6/17/2021	Measured	DGM	D Mann
9/27/2018	MEAS&NOTICE	CC	Chris C
4/20/2009	Meas/Inspect	163	PATRIOT
4/12/2005	Permit Visit	BR	B Rossignol
10/20/1999	Meas/Inspect	263	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11000		Sq. Ft.	Site		0	70.	0.68	4									525,001						525,000	

Total AC/HA:	0.25253	Total SF/SM:	11000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	525,001	Spl Credit		Total:	525,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1953	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.92486906
Const Adj.:	1.16643333
Adj $ / SQ:	140.244
Other Features:	109159
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1021251
Depreciation:	10213
Depreciated Total:	1011038

COMMENTS

1 FP GAS SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

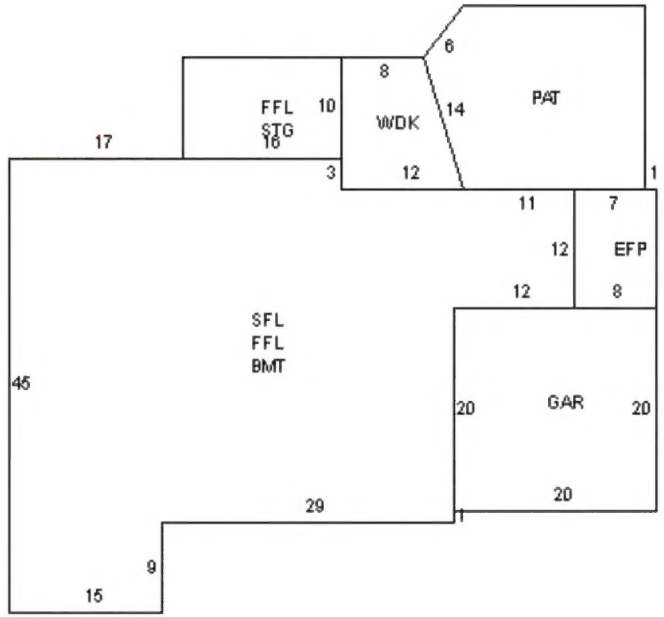
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.52
Special Features:	0	Val/Su Net:	148.76
Final Total:	1011000	Val/Su SzAd	264.66

SKETCH



SUB AREA

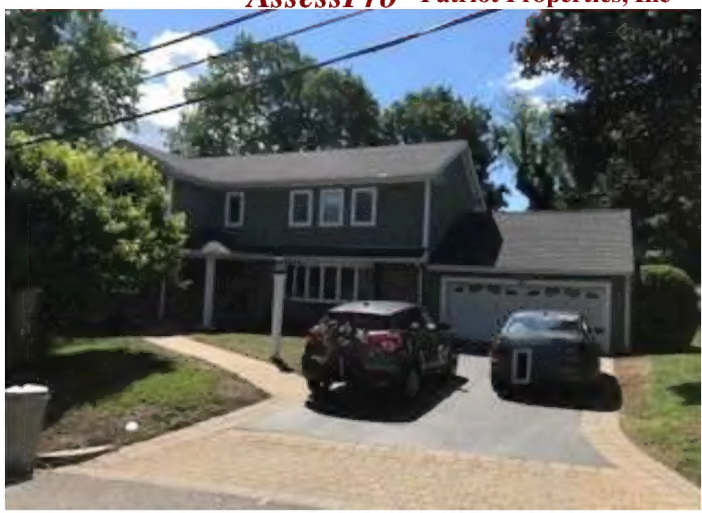
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,990	140.240	279,085
BMT	Basement	1,830	55.750	102,017
SFL	Second Floor	1,830	140.240	256,646
GAR	Garage	400	24.790	9,915
PAT	Patio	360	3.840	1,382
STG	Storage	160	8.460	1,353
WDK	Deck	130	15.970	2,076
EFP	Enclos Porch	96	64.840	6,224
	Net Sketched Area:	6,796	Total:	658,698
Size Ad	3820	Gross Area	6796	FinArea 4735

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	A	AV	2005	3.71	T	11.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800